

Broadview-Bitter Lake-Haller Lake Goals & Policies: Updating the Neighborhood Planning Element of the Comprehensive Plan

This draft document shows how the revised Broadview-Bitter Lake-Haller Lake Neighborhood Plan Element of the City’s Comprehensive Plan updates and weaves together the Neighborhood Plan Element derived from the 1999 Broadview-Bitter Lake-Haller Lake Neighborhood Plan with the goals and policies that emerged from this 2011 Update process.

Broadview-Bitter Lake-Haller Lake Neighborhood Plan Vision

The Broadview, Bitter Lake and Haller Lake and its core, the Bitter Lake Village is a vibrant and healthy neighborhood where it’s easy to connect – at places or events – and because of this there is a strong community filled with familiar faces and unique sense of identity.

- **Familiar Town Center & Neighborhood Places** - Our “town center,” is located along the Linden Ave. N, promenade. Residents enjoy extensive recreational and open space, and convenient access to transit and shopping. There is a strong “local” feel where people from Broadview, Bitter Lake and Haller Lake can run a quick errand or chance upon a friend while having coffee. The Community Center and parks are strong focus of gatherings and source of pride. There are vital neighborhood-serving area along Greenwood Ave. N and Roosevelt Way N that offer convenient, locally-owned, small businesses.
- **Strong Community:** It is easy to connect with others. A network of religious and social organizations supports our spiritual and cultural identities. The library, community center, community club and parks are well used, and there are frequent events from which the neighborhood has earned a well-known reputation. Young adults are drawn here by the neighborhood’s vitality. Families raise their children and our elders choose to stay here close to friends and family.
- **Balanced Transportation** - Bitter Lake Village on Aurora Ave. N has many of the larger, regional shops and services. With its high quality development, wide sidewalks, safe crossings, attractive streetscape and comfortable transit stops, it is a destination for shoppers and link to surrounding areas. A connected network sidewalks, pathways and bicycle trails enable neighbors to comfortably walk or bicycle from their homes to Aurora Ave. N and other business districts, schools, parks, and community facilities.
- **Supportive & Healthy Environment** – Our p-patches, gardens and stores provide abundant, healthy food choices. Our lakes and parks, tall trees, well-landscaped yards and the Sound are healthy and their presence is infused in all aspects of the neighborhood. We are good stewards. Parks and open spaces are maintained and plentiful. Our houses and businesses have environmentally sound sewer, storm water and drinking water systems, and we work with the City to correct problems and improve the streams and lakes.

1999 Neighborhood Planning Element of the Comprehensive Plan	2011 Plan Update Proto Goals and Policies	Proposed 20__ Comprehensive Plan Amendment Language
Public Involvement		
BL-G1 A community where residents, businesses, community organizations, and property owners are involved throughout the implementation of the neighborhood plan.		BL-G1 A community where residents, businesses, community organizations, and property owners are involved throughout the implementation of the neighborhood plan.
Utilities		
BL-G2 Environmentally sound sanitary sewer, storm water, and drinking water systems throughout the Broadview, Bitter Lake and Haller Lake neighborhoods are well-maintained and adequate to serve the population.	<i>Objective: Integrated infrastructure that enhances the natural environment and supports community life.</i>	BL-G2 Environmentally sound sanitary sewer, storm water, and drinking water systems throughout the Broadview, Bitter Lake and Haller Lake neighborhoods are well-maintained and adequate to serve the population.
BL-P1 Seek to integrate the area’s formal and informal drainage and storm water systems with the city-wide system.		BL-P1 Seek to integrate <u>Integrate</u> the area’s formal and informal drainage and storm water systems with the <u>appropriate basin or</u> city-wide system.
BL-P2 Explore new tools, including land use tools, to provide environmentally sensitive solutions to drainage and wastewater challenges, including those created by additional paving.		BL-P2 Explore new tools, including land use tools, to <u>Use</u> provide environmentally sensitive solutions to <u>resolve</u> drainage and wastewater challenges, <u>e.g., encouraging groundwater infiltration including those created by additional where paving paved surfaces predominate.</u>
	<i>Policy: Create system-wide drainage infrastructure that enables the construction of "complete streets" along arterials while also linking individual Green Stormwater Infrastructure (GSI) improvements.</i>	<i>Policy: Create system-wide drainage infrastructure that enables the construction of "complete streets" along arterials while also linking individual Green Stormwater Infrastructure (GSI) improvements</i>
	<i>Policy: Design sustainable drainage solutions that do not preclude adequate sidewalks on both sides of streets and planned bicycle facilities.</i>	<i>Policy: Design sustainable drainage solutions that do not preclude adequate sidewalks on both sides of streets and planned bicycle facilities.</i>
	<i>Policy: Plan, provide and maintain adequate utility services in collaboration with the community.</i>	<i>Policy: Plan, provide and maintain adequate utility services in collaboration with the community.</i>

Transportation		
BL-G3 A community where neighbors are able to comfortably walk and bicycle from residential areas to Aurora Ave. N., other area business districts, schools, parks, community facilities, and other neighborhood focal points via a connected network of sidewalks, pathways, and bicycle trails.	<i>Goal: Create a Balanced Transportation System</i>	BL-G3 A community where neighbors are able to comfortably walk and bicycle from residential areas to Aurora Ave. N., other area business districts, schools, parks, community facilities, and other neighborhood focal points via a connected network of sidewalks, pathways, and bicycle trails.
	<i>Goal: Improve Aurora Ave N. to provide and attractive and functional streetscape that includes safe sidewalk and crossings, facilities ensuring reliable transit, safe auto access, landscaping and drainage.</i>	<i>Goal: Improve Aurora Ave N. to provide and attractive and functional streetscape that includes safe sidewalk and crossings, facilities ensuring reliable transit, safe auto access, landscaping and drainage.</i>
BL-G4 Adequate and safe multi-modal transportation networks support the residential and business populations.		BL-G4 Adequate <u>Robust</u> and safe <u>"complete streets"</u> (multi-modal transportation) arterial networks <u>that</u> support <u>both</u> the residential and business populations.
BL-G5 Facilities for pedestrians and bicyclists and opportunities for accessible and safe walking and bicycling in the Broadview, Bitter Lake and Haller Lake neighborhoods.		BL-G5 <u>Safe walking and bicycling</u> f <u>Facilities on local and residential streets to provide opportunities and access</u> for pedestrians and bicyclists and opportunities for accessible and safe walking and bicycling in the Broadview, Bitter Lake and Haller Lake neighborhoods.
BL-G6 Efficient vehicular movement through north/south transportation corridors.		BL-G6 Efficient vehicular movement through north/south transportation corridors.
BL-G7 A neighborhood in which regional traffic does not have a serious impact on local streets.		BL-G7 A neighborhood in which regional traffic does not have a serious impact on local streets.
BL-G8 Transit systems provide convenient and fast local and regional transportation.	<i>Ensure that the Bitter Lake Hub Urban Village is connected to surrounding residential areas and to the rest of the City and region via public transit as envisioned in the Transit Master Plan.</i>	BL-G8 Transit systems provide convenient and fast local and regional transportation, <u>connecting the urban village and surrounding residential areas to the rest of the City and region via public transit as envisioned in the Transit Master Plan.</u>
	<i>Goal: Aurora Ave. N. is designed to serve the communities and development along it as well as local and regional transportation needs.</i>	<i>Goal: Aurora Ave. N. is designed to serve the communities and development along it as well as local and regional transportation needs.</i>
	<i>Goal: Aurora Ave. N will be a high capacity transit (e.g. bus rapid transit) corridor.</i>	<i>Goal: Aurora Ave. N will be a high capacity transit (e.g. bus rapid transit) corridor.</i>
	<i>Goal: A community where neighbors are able to comfortably walk and bicycle from residential areas to Aurora Ave. N, other area business districts, schools, parks, community facilities, and other neighborhood focal points via a connected network of sidewalks, pathways, and bicycle trails.</i>	<i>Goal: A community where neighbors are able to comfortably walk and bicycle from residential areas to Aurora Ave. N, other area business districts, schools, parks, community facilities, and other neighborhood focal points via a connected network of sidewalks, pathways, and bicycle trails.</i>
BL-P3 Work with local community organizations, schools, property and business owners, residents, and other interested parties toward providing safe and efficient access to local businesses, schools and other public facilities by auto, bus, bike and foot.		BL-P3 <u>Work</u> Involve with local community organizations, schools, property and business owners, residents, and other interested parties toward <u>in the design of providing</u> safe and efficient <u>auto, bus, bike and pedestrian</u> access to local businesses, schools and other public facilities by auto, bus, bike and foot.

BL-P4 Seek to develop funding sources to design, construct, and maintain accessible pedestrian walkways, including sidewalks along arterial streets and pedestrian pathways that link residents to the arterial network and other community focal points, including schools and transit stops.	Create a network of "complete streets." Identify Local Street Improvement Options?	BL-P4 (Split Policy) Seek to develop <u>Develop</u> funding sources to design, construct, and maintain <u>a network of "complete streets" providing</u> accessible pedestrian walkways, including sidewalks along arterial streets. and <u>Develop funding sources to design, construct and maintain</u> -pedestrian pathways that <u>will</u> link residents to the arterial <u>"complete streets"</u> network and other community focal points, including schools and transit stops.
BL-P5 Work with the State and the community to consider safe pedestrian crossings of Aurora Avenue North and other arterials that are accessible to all neighborhood residents.		BL-P5 Work with the State and the community to <u>fund design and construction of Aurora Ave N</u> - <u>improvements that will provide consider</u> safe pedestrian <u>sidewalks and crossings,</u> <u>fast and reliable transits, and adequate drainage of Aurora Avenue North and other arterials that are accessible to all neighborhood residents.</u>
BL-P6 Designate a network of bike paths and trails connecting residential neighborhoods in the Broadview, Bitter Lake, and Haller Lake neighborhoods with community destinations as well as regional trails and other nearby urban villages.		BL-P6 Seek to d <u>Develop funding sources for the design and construction of</u> Designate a the network of bike paths and trails <u>recommended in the Bicycle Master Plan that will</u> connecting residential neighborhoods in the Broadview, Bitter Lake, and Haller Lake <u>residential</u> neighborhoods with community destinations as well as regional trails and other nearby urban villages.
BL-P7 Seek to keep residential streets quiet and safe.		BL-P7 Seek- Use design and traffic circulation strategies that to keep residential streets quiet and safe.
BL-P8 Work with the State to identify opportunities for improvements to vehicular circulation on Aurora Avenue North.	Policy: Strengthen Aurora Ave. N as a regional commercial center and source of jobs, while enhancing its fit with surrounding communities, and its ability to support access by transit, pedestrians, bicycles and automobiles.	Policy 5B: Strengthen Aurora Avenue N as a regional commercial center and source of jobs, while enhancing its fit with surrounding communities, and its ¹ <u>Strengthen the ability of Aurora Avenue N</u> ability to support access by transit, pedestrians, bicycles and automobiles.
BL-P9 Seek opportunities to make improvements for vehicular circulation along other arterials in the area.		Seek opportunities to make <u>Ensure that future vehicular circulation improvements for vehicular circulation in balance with pedestrian, bicycle and</u> along other arterials in the area <u>that balance with pedestrian and bicycle circulation.</u>
BL-P10 Work with transit providers to provide safe, accessible and convenient transit stops.		BL-P10 Work with transit providers to provide safe, accessible and convenient transit stops.
Land Use & Housing		
	Goal: Update the Bitter Lake Village boundary to increase consistency with HUV designation	Goal: Update the Bitter Lake Village boundary to increase consistency with HUV designation
BL-G9 A community where new development is environmentally friendly and supports pedestrians, containing a range of housing types and accommodating a diverse set of businesses providing a range of products and services.	Goal: Guide Development to support "neighborhood feel" and identity.	BL-G9 A community where new development is environmentally friendly. and supports pedestrians, containing <u>contains</u> a <u>wide</u> range of housing types and accommodating <u>accommodates a diverse set of</u> businesses providing <u>offering a diverse selection range</u> of products and services.
	Policy : Plan for Broadview-Bitter Lake-Haller Lake's growing age, household, and ethnic diversity so that a range of affordable housing types are made available to young singles, families and senior citizens within the urban village.	Policy: Plan for Broadview-Bitter Lake-Haller Lake's growing age, household, and ethnic diversity so that a range of affordable housing types are made available to young singles, families and senior citizens within the urban village.
	Policy: Plan and design commercial developments, parks and schools to be walk-able places.	Policy: Plan and design commercial developments, parks and schools to be walk-able places.

¹ This part moved to land use and housing

	<i>Goal: A Hierarchy of Vibrant Commercial Centers – Regional (Aurora); Urban Village (Linden); and Neighborhood (Greenwood Nodes)</i>	<i>Goal: A Hierarchy of Vibrant Commercial Centers – Regional (Aurora); Urban Village (Linden); and Neighborhood (Greenwood Nodes)</i>
BL-P11 Work with the community toward developing a mixed-use pedestrian-oriented corridor along Linden Avenue North	<i>Goal: Create a vibrant mixed-use "town center" along Linden Avenue that supports a greater range of neighborhood-serving shops and services, and a high quality dense residential community.</i>	<i>Goal: Create a vibrant mixed-use "town center" along Linden Avenue that supports a greater range of neighborhood-serving shops and services, and a high quality dense residential community.</i>
	<i>Policy: Allow for change in the Future Land Use Map to change designation of parcels fronting the east side of Linden Avenue N., between N. 135th St and N 145th St., from Commercial to Multifamily. Consider rezone properties to Midrise designation or similar designation that facilitates dense multifamily development.</i>	<i>Policy: Allow for change in the Future Land Use Map to change designation of parcels fronting the east side of Linden Avenue N., between N. 135th St and N 145th St., from Commercial to Multifamily. Consider rezone properties to Midrise designation or similar designation that facilitates dense multifamily development.</i>
	<i>Policy: Consider rezoning the parcels fronting the east side of Linden Avenue N., between N. 135th St and N 130th St., from Commercial to a mixed-use designation such as NC65' or Seattle Mixed-Use (SMU).</i>	<i>Policy: Consider rezoning the parcels fronting the east side of Linden Avenue N., between N. 135th St and N 130th St., from Commercial to a mixed-use designation such as NC65' or Seattle Mixed-Use (SMU).</i>
	<i>Policy: Strengthen Aurora Avenue N as a regional commercial center and source of jobs, while enhancing its fit with surrounding communities.</i>	<i>Policy: Strengthen Aurora Avenue N as a regional commercial center and source of jobs, while enhancing its fit with surrounding communities.²</i>
	<i>Policy: Use economic development strategies to attract neighborhood service businesses to Broadview-Bitter Lake-Haller Lake.</i>	<i>Policy: Use economic development strategies to attract neighborhood service businesses to Broadview-Bitter Lake-Haller Lake.</i>
	<i>Policy: Enhance the economic and social vibrancy of the Greenwood Avenue N business nodes-.</i>	<i>Policy: Enhance the economic and social vibrancy of the Greenwood Avenue N business nodes-.</i>
BL-P12 Explore developing Stone Avenue North into a green corridor providing a transition between commercial uses and the Haller Lake residential area.		BL-P12 Explore developing <u>Take steps toward developing</u> Stone Avenue North into a green corridor providing a transition between commercial uses and the Haller Lake residential area.
BL-P13 Encourage the preservation of existing and creation of new open space throughout the planning area. Seek additional opportunities to plant trees throughout the community.		BL-P13 Encourage the preservation <u>Preserve</u> of existing <u>open space</u> and <u>study the</u> creation of new open space throughout the planning area. Seek additional opportunities to plant trees throughout the community.
BL-P14 Seek to minimize the impacts of commercial and higher density residential uses on single family residential areas.		BL-P14 Seek to minimize <u>Minimize or mitigate</u> the impacts of commercial and higher density residential uses on <u>nearby</u> single family residential areas
BL-P15 Encourage single-family and multi-family housing design and siting to fit in with the surrounding neighborhoods.		BL-P15 Encourage single-family and multi-family housing design and siting <u>site planning</u> to of single-family and multi-family housing that fits in with the surrounding neighborhoods.
BL-P16 Encourage the use of design guidelines to help multi-family and commercial land uses to provide transitions between single family neighborhoods and denser commercial areas.		BL- O16 P16 <u>Encourage</u> Develop and use the use of neighborhood design guidelines to help provide <u>establish an urban design vision of the future context along for Linden Ave., N, to guide</u> multi-family and commercial land uses <u>development so as to that enhances the pedestrian environment, and to provide ensure appropriate</u> transitions between single family neighborhoods and denser commercial areas.
BL-P17 Encourage new development to enhance the neighborhood' s pedestrian environment, through use of tools such as Citywide and Broadview-Bitter Lake-Haller Lake neighborhood-specific design guidelines.		<u>Combined pedestrian environment with policy above - Delete</u>

² See footnote 1

BL-P18 Explore mechanisms to prevent lot clearing and provide for creative site designs that encourage the retention of mature trees.		BL-P18 Explore mechanisms to prevent <u>Develop regulations and incentives to minimize</u> lot clearing and provide for ensure -creative site designs that encourage the retention of <u>retain</u> mature trees.
Recreation		
BL-G10 A community where a system of safe and well-maintained pocket parks, playgrounds, gardens, public plazas, and larger parks take advantage of natural amenities such as lakes, creeks, and the shores of Puget Sound.	<i>Goal: A variety of recreational opportunities.</i>	BL-G10 A community where a system of safe and well-maintained pocket parks, playgrounds, gardens, public plazas, and larger parks take advantage of natural amenities such as lakes, creeks, and the shores of Puget Sound.
	<i>Policy: Reinforce and expand parks and open spaces through partnerships and other strategic efforts.</i>	<i>Policy: Reinforce and expand parks and open spaces through partnerships and other strategic efforts.</i>
BL-P19 Seek to turn Linden Avenue North into a greener corridor which provides a neighborhood focal point and opportunities for recreation.		BL-P19 Seek to turn <u>Coordinate future capital improvements so that</u> Linden Avenue North into becomes a greener corridor which that provides with a neighborhood <u>"town center"</u> focal point and and opportunities for recreation.
	<i>Policy: Enhance the "neighborhood feel" of Linden Avenue area by creating more gathering places for community members to meet.</i>	<i>Policy: Enhance the "neighborhood feel" of Linden Avenue area by creating more gathering places for community members to meet.</i>
BL-P20 Seek opportunities to provide public access to public water bodies.		BL-P20 Seek opportunities to provide <u>Increase</u> public access to public water bodies.
BL-P21 Work with the Seattle School District, community organizations, property owners, residents, and parents of school children to provide attractive public facilities in the Broadview, Bitter Lake and Haller Lake neighborhoods.		BL-P21 Work with <u>Include</u> the Seattle School District, community organizations, property owners, residents, and parents of school children to in provide providing attractive public facilities in the Broadview, Bitter Lake and Haller Lake neighborhoods.
BL-P22 Continue to offer excellent public services at neighborhood City facilities.		BL-P22 Continue to offer excellent public services at neighborhood City facilities.
Public Safety		
BL-G11 A community where residents feel safe and the community works with safety officers to reduce crime.	<i>Goal: Reduce Crime and Improve Public Safety</i>	BL-G11 A community where residents feel safe and the community works with safety officers to reduce crime.
BL-P23 Explore opportunities to increase the visibility of law enforcement efforts and maintain an adequate presence of officers within the community.		BL-P23 Explore opportunities to increase <u>Increase</u> the visibility of law enforcement efforts and maintain an adequate presence of officers within the community.
BL-P24 Work with community organizations, property and business owners, residents, and other interested parties to identify high crime areas and target appropriate City and community resources.		BL-P24 Work with <u>Include</u> community organizations, property and business owners, residents, and other interested parties to in <u>identifying</u> high crime areas and <u>targeting</u> appropriate City and community resources.
BL-P25 Provide community safety programs, and develop and implement additional crime prevention measures, such as increased lighting of public spaces.		BL-P25 Provide community safety programs, and develop <u>and</u> implement additional crime prevention measures, such as increased lighting of public spaces.
Natural Environment		
BL-G12 A community where government agencies, community and environmental organizations, property and business owners, residents, and other interested parties work together to preserve, restore, and enhance our area's natural resources, including our lakes, creeks, and watersheds, and protect habitat for fish, birds, and other wildlife.		BL-G12 A community where government agencies, community and environmental organizations, property and business owners, residents, and other interested parties work together to preserve, restore, and enhance our area's natural resources, including our lakes, creeks, and watersheds, and protect habitat for fish, birds, and other wildlife.
BL-P26 Review and mitigate environmental impacts resulting from activities at City facilities, as appropriate.		BL-P26 Review and mitigate environmental impacts resulting from activities at City facilities, as appropriate.
BL-P27 Seek to create a greener and healthier environment by protecting existing trees, as appropriate, and planting new trees.		BL-P27 Seek to create <u>Create</u> a greener and healthier environment by protecting existing trees, as appropriate, and planting new trees.

BL-P28 Work with the community, property owners and other public agencies to identify tools to improve air and water quality, reduce noise pollution and remediate environmental impacts of current and past activities, as appropriate.		BL-P28 Work with <u>Include</u> the community, property owners and other public agencies to in <u>ing</u> tools to improve air and water quality, reduce noise pollution and remediate environmental impacts of current and past activities, as appropriate.
Community Development (not in Comp Plan)		
	<i>Goal: Support a resilient community rich in different ages, incomes and household types.</i>	<i>Goal: Support a resilient community rich in different ages, incomes and household types.</i>
	<i>Policy: Create a unified name and identity for the Broadview-Bitter Lake-Haller Lake area to nurture neighborhood pride and motivate various groups to come together as one community.</i>	<i>Policy: Create a unified name and identity for the Broadview-Bitter Lake-Haller Lake area to nurture neighborhood pride and motivate various groups to come together as one community.</i>
	<i>Policy: Create more activities for people to come together where they can meet and get to know their immediate (within a block or so) neighbors.</i>	<i>Policy: Create more activities for people to come together where they can meet and get to know their immediate (within a block or so) neighbors.</i>
Urban Agriculture and Food Access (not in Comp Plan)		
	<i>Goal: Stores, restaurant, and schools that provide healthy food choices.</i>	<i>Goal: Stores, restaurant, and schools that provide healthy food choices.</i>
	<i>Goal: An abundant local food economy that draws from urban agriculture activity in the neighborhood as well as regional food sources.</i>	<i>Goal: An abundant local food economy that draws from urban agriculture activity in the neighborhood as well as regional food sources.</i>
	<i>Policy: Expand access to locally grown food, by attracting farmers' markets and a wider range of grocery stores.</i>	<i>Policy: Expand access to locally grown food, by attracting farmers' markets and a wider range of grocery stores.</i>
	<i>Policy: Create opportunities for the community to learn how to establish and maintain urban agriculture practices in the neighborhood.</i>	<i>Policy: Create opportunities for the community to learn how to establish and maintain urban agriculture practices in the neighborhood.</i>